182.0	0005	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	697,600	/	697,600
USE VALUE:	697,600	/	697,600
ASSESSED:	697,600	/	697,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARITEY JEFFREY HAMLING
Owner 2:	
Owner 3:	
Street 1:	27 INDIAN HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARITEY JEFFREY HAMLING & -
Owner 2:	CARITEY KATHERINE E WILLIAMS -
Street 1:	27 INDIAN HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,461 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6461.000	267,900		429,700	697,600
Total Card	0.148	267,900		429,700	697,600
Total Parcel	0.148	267,900		429,700	697,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.18 | /Parcel: 447.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123271

GIS Ref

GIS Ref

Insp Date 06/14/18

!14257!

PREVIOUS ASSESSMENT

Parcel ID 182.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,000	0	6,461.	429,700	697,700	697,700	Year End Roll	12/18/2019
2019	101	FV	225,100	0	6,461.	429,700	654,800	654,800	Year End Roll	1/3/2019
2018	101	FV	213,600	0	6,461.	362,200	575,800	575,800	Year End Roll	12/20/2017
2017	101	FV	213,600	0	6,461.	331,500	545,100	545,100	Year End Roll	1/3/2017
2016	101	FV	213,600	0	6,461.	282,400	496,000	496,000	Year End	1/4/2016
2015	101	FV	208,500	0	6,461.	245,500	454,000	454,000	Year End Roll	12/11/2014
2014	101	FV	208,500	0	6,461.	227,100	435,600	435,600	Year End Roll	12/16/2013
2013	101	FV	208,500	0	6,461.	216,100	424,600	424,600		12/13/2012

PRINT

Date	Time
12/11/20	04:07:25

LAST REV

Date	Time
11/06/20	10:09:20

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14257

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARITEY JEFFREY	75802-298	1	10/5/2020	Estate/Div	1	No	No		
FUDGE KEVIN M &	62081-482		6/24/2013		510,000	No	No		
FUDGE KEVIN M/C	57947-299		11/28/2011	Convenience	99	No	No		
FUDGE KEVIN M/C	50920-215		3/24/2008	Family	99	No	No		
KELLY TIMOTHY R	42721-83		5/8/2004		436,000	No	No		
DINARDO MARK A	26143-153		3/18/1996		200,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Inspected	CC	Chris C
5/15/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	197	PATRIOT
3/31/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6461		Sq. Ft.	Site		0	70.	0.95	7									429,679						429,700	

Total AC/HA: 0.14832 | Total SF/SM: 6461 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,679 | Spl Credit | Total: 429,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	5 - Asbestos	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98740125
Adj $ / SQ:	166.624
Other Features:	66548
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329099
Depreciation:	61212
Depreciated Total:	267886

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB			

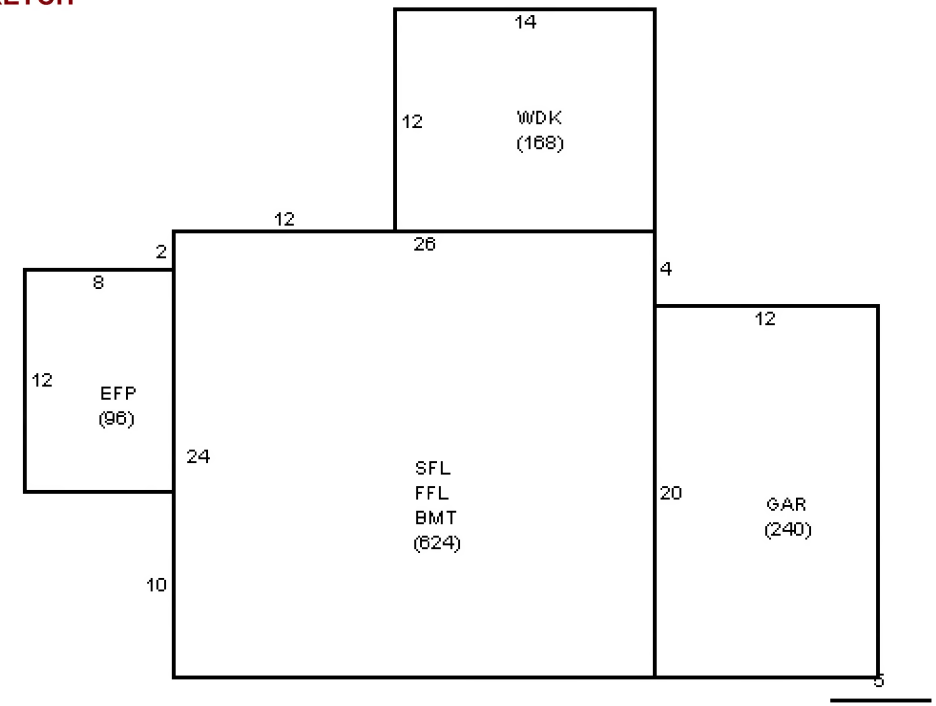
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.62
Special Features:	0	Val/Su Net:	112.75
Final Total:	267900	Val/Su SzAd	214.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	66.230	41,329
FFL	First Floor	624	166.620	103,973
SFL	Second Floor	624	166.620	103,973
GAR	Garage	240	25.100	6,023
WDK	Deck	168	11.800	1,983
EFP	Enclos Porch	96	54.880	5,269

Net Sketched Area:	2,376			Total:	262,550
Size Ad	1248	Gross Are	2376	FinArea	1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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